

PROPERTY LOCATION

No	Alt No	Direction/Street/City
86		DICKSON AVE, ARLINGTON

OWNERSHIP

Owner 1:	DRANSFIELD PAUL & IMOGEN
Owner 2:	
Owner 3:	
Street 1:	86 DICKSON AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER

Owner 1:	SEAVER PROPERTIES LLC -
Owner 2:	-
Street 1:	215 LEXINGTON STREET
Twn/City:	WOBURN
St/Prov:	MA
Postal:	01803

NARRATIVE DESCRIPTION

This parcel contains 10,273 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1957, having primarily Vinyl Exterior and 2865 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bd rms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10273		Sq. Ft.	Site		0	70.	0.71	5									509,734						509,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	10273.000	577,000		509,700	1,086,700		60043
							GIS Ref
							GIS Ref
Total Card	0.236	577,000		509,700	1,086,700	Entered Lot Size	
Total Parcel	0.236	577,000		509,700	1,086,700	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:	379.28	/Parcel:	379.2	Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	576,900	0	10,273.	509,700	1,086,600	1,086,600	Year End Roll	12/18/2019
2019	101	FV	443,000	0	10,273.	517,000	960,000	960,000	Year End Roll	1/3/2019
2018	101	FV	443,000	0	10,273.	385,900	828,900	828,900	Year End Roll	12/20/2017
2017	101	FV	443,000	0	10,273.	349,500	792,500	792,500	Year End Roll	1/3/2017
2016	101	FV	443,000	0	10,273.	335,000	778,000	778,000	Year End	1/4/2016
2015	101	FV	292,500	0	10,273.	284,000	576,500	576,500	Year End Roll	12/11/2014
2014	101	FV	168,700	0	10,273.	269,400	438,100	438,100	Year End Roll	12/16/2013
2013	101	FV	168,700	0	10,273.	256,300	425,000	425,000		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SEAVER PROPERTI	65271-545		4/27/2015		834,000	No	No		
BROWN SALLY K/T	63615-134		5/15/2014	Change>Sale	526,000	No	No		
BROWN DENNIS	30556-109		8/18/1999	Convenience		1	No	No	
	13463-18		6/1/1978		48,500	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
6/28/2019	983	Wood Dec	23,000	C				
7/10/2014	795	Heat App	3,100					
6/10/2014	641	Addition	137,500					
8/19/1992	385		6,700					12X18 WDK + WINDOW

ACTIVITY INFORMATION

Date	Result	By	Name
8/20/2014	Inspected	PC	PHIL C
7/22/2014	Info Fm Prmt	PC	PHIL C
6/26/2014	Info Fm Prmt	PC	PHIL C
12/12/2008	Meas/Inspect	336	PATRIOT
10/25/2000	Hearing N/C	189	PATRIOT
3/11/2000	Inspected	276	PATRIOT
2/4/2000	Measured	264	PATRIOT
8/2/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA

